

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW

SDR-23931 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK AND PARKING LOT within the Boulder Avenue Right-of-Way between First Street and Main Street (a portion of APN 139-33-899-003), Ward 3 (Reese). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Revised site plans
7. Backup referenced from the 09-27-07 Planning Commission Meeting Item 43

Motion made by GARY REESE to Approve subject to conditions and adding the following condition as read for the record:

A. Coordinate with the City Traffic Engineer to allow short-term commercial loading from the First Street public right-of-way to adjacent commercial businesses.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN)

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

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BILL KNIGHT, Poggemeyer Design Group, 2601 North Tenaya Way, stated they have been working with Planning and Public Works staff to design the Boulder Park Plaza and are also coordinating with the Las Vegas Sculpture Plaza. The project is funded by the Southern Nevada Public Land Management Act Funding to develop amenities and infrastructure for the sculpture plaza at Boulder Avenue and Main Street. There will be a number of amenities, irrigation and future sculpture as this project is budgeted for 1.2 million dollars with construction estimate coming under that amount. The design is scheduled to be completed by end of the year and a construction contract is anticipated to be on the Council agenda in May of 2008.

EDWARD STACHOWSKI stated he owns property at 1021 South Main Street and it is impossible for a car, let alone a semi-truck, to exit this area. Secondly, homeless people are in the area and recently someone defecated on the sidewalk in broad daylight. People will come to sculpture plaza and will have to see the homeless. This will become another Circle Park. He wants to see this area improved, but it should be cleaned first. The homeless feel they can do whatever they want as there is little police activity and no one is monitoring the area.

MAYOR PRO TEM REESE asked BART ANDERSON, Public Works Department, to address the loading issue. MR. ANDERSON replied that the traffic engineer is evaluating alternatives, such as allowing trucks to temporarily load from the street, to avoid citations. Another alternative is possibly putting in a cul-de-sac bulb at the end of First Street that would allow semi-trucks to turn around. Staff attempted to address all of MR. STACHOWSKI'S concerns during the Planning Commission meeting. The application could be conditioned to address those issues, with the exception of the cul-de-sac.

MR. STACHOWSKI was appreciative of the engineer looking into his concern but has not seen anything other than their word. MAYOR PRO TEM REESE responded that that could be added as a condition and he would receive a copy. Regarding the homeless situation, he will try to work with him. MR. STACHOWSKI suggested that the perfect location for the proposal would be where Morgan Pest Control used to be rather than closing the street.

MILES WISBUT, 117 East Charleston Boulevard, stated they have been working on this project for years to try to change the complexion of the area and alleviate the blight. Many public neighborhood meetings have taken place while working with MR. KNIGHT and the City planners and feel it is important to step in to recondition the neighborhood.

TEDDY RUSSELL, Las Vegas resident, stated that his first Friday was a magnificent experience. He understands the residents' objections. He spends time in this area but not at night and is assured that the concerns will be addressed. He supported the application.

MAYOR PRO TEM REESE appreciated MR. STACHOWSKI's concern about loading and unloading, but he feels comfortable that staff is working on alleviating his concerns, including the homeless issue.

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MR. ANDERSON read the added condition into the record regarding the short-term commercial loading.

MAYOR PRO TEM REESE declared the Public Hearing closed.

